

**CITY COUNCIL  
ATLANTA, GEORGIA**

~~Municipal Clerk  
Atlanta, Georgia~~

**04-0-0903**

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-38  
Date Filed: 4-13-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1359-1369 LaFrance Street, N.E.** be changed from the R-5 (Two Family Residential) District, to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 209 of the 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Rhonda Daughlin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

NOV 01, 2004  
NOV 05, 2004

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 209 of the 15<sup>th</sup> District of DeKalb County and being more fully described as follows:

To find the True Point of Beginning commence at the intersection of the easterly Right of Way of Flora Avenue and the southerly Right of Way of La France Street (50 foot R/W) and run east along the southerly Right of Way of La France Street a distance of 147.00 feet to an iron pin for the True Point of Beginning;

Thence running South 00 degrees 54 minutes 58 seconds West, a distance of 11.33 feet to an iron pin set;

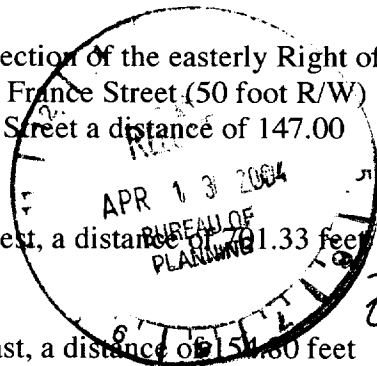
Thence running North 85 degrees 55 minutes 04 seconds East, a distance of 151.60 feet to an iron pin set;

Thence running North 01 degrees 09 minutes 57 seconds East, a distance of 485.52 feet to an iron pin set;

Thence running North 00 degrees 43 minutes 41 seconds East, a distance of 211.0 feet to an iron pin found;

Thence running along the southerly Right of Way of La France Street South 87 degrees 28 minutes 50 seconds West, a distance of 46 feet to an iron pin found;

Thence running along the southerly Right of Way of La France Street, South 87 degrees 49 minutes 44 seconds West, a distance of 109.88 feet to the True Point of beginning.





**CONDITIONS FOR Z-04-38  
1359-1369 LA FRANCE STREET, N.E.**

1. Site plan entitled "LA FRANCE FARM 1359-1369 La France Street Atlanta, GA 30307" prepared by Kronberg Wall Architects and marked received by the Bureau of Planning August 12, 2004.
2. All homes with straight driveways are to have carriage drives (driveways with turf grass or groundcover planting in between two narrow paved strips). Should permeable surfaces be used for the driveways 'carriage drive' configurations will become optional.
3. All homes with garage doors facing the street are to have all wooden or wooden faced garage doors with windows across at least 70% of the top part of the door
4. All homes should have at least one window in garages on any east or west facing exterior wall that faces an adjacent property.
5. No second floor balconies shall be constructed on any building facades facing the East or West property lines.
6. The development shall not be gated for pedestrian nor vehicular access.
7. Maximum height of homes (measured from roof center line) on east side of the private drive (backing up to homes on Whitefoord Ave.) is not to exceed 32' above ground height.
8. Maximum height of homes (measured from roof center line) on west side of the private drive (backing up to homes on Flora Ave.) is not to exceed 22' above ground height.

RCS# 6203  
11/01/04  
1:51 PM

Atlanta City Council

## Regular Session

[illegible]

YEAS:	13
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	1
EXCUSED:	0
ABSENT	2

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	B Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

04-0903

(Do Not Write Above This Line)

AN ORDINANCE Z-04-38  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 1359-1369 LA FRANCE STREET, N.E. FRONTING 155 FEET ON THE SOUTH SIDE OF LA FRANCE STREET BEGINNING 147 FEET EAST FROM THE SOUTHEAST CORNER OF FLORA AVENUE.

DEPTH: 701.33 FEET  
AREA: 2.494 ACRES  
LAND LOT 209, 15TH DISTRICT, DEKALB COUNTY, GEORGIA  
OWNER: ATLANTA FARMHOUSE PARTNERS, LLC

APPLICANT: ERIC J. KRONBERG

NPU 0' COUNCIL DISTRICT 5

ADOPTED BY

NOV 01 2004

- ☐ CONSENT REFER COUNCIL  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☐ PERSONAL PAPER REFER

Date Referred 5/17/2004

Referred To: ZRB & Zoning

Date Referred

Referred To:

Date Referred

Referred To:

Committee  
Date  
Chair  
Referred To

First Reading

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee  
Date  
Chair  
Referred To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

FINAL COUNCIL ACTION

☒ 2nd

☐ 1st & 2nd

☐ 3rd

Readings

☐ Consent

☐ V Vote

☒ RC Vote

CERTIFIED

NOV 01 2004

MAYOR'S ACTION

NOV 05 2004